



# **AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, AUGUST 12, 2003**  
**HUNTINGTON BEACH CIVIC CENTER**  
**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

**5:15 P.M. - ROOM B-8**

### **CALL PLANNING COMMISSION MEETING TO ORDER**

**ROLL CALL** *Davis, Scandura, Stanton, Kokal, Shomaker, Dingwall, Ray*

### **A. STUDY SESSION ITEMS**

1. **PLANNING COMMISSION BYLAWS UPDATE** – Randy Kokal
2. **PLANNING COMMISSION PROTOCOL UPDATE** – Randy Kokal
3. **DR. MATHIS FOLLOW-UP** – Randy Kokal
4. **2<sup>ND</sup> UNIT ORDINANCE (GRANNY FLAT)** – Scott Hess
5. **AGENDA REVIEW** – Herb Fauland

### **PUBLIC COMMENTS – Regarding Study Session portion of Meeting**

Any one wishing to speak on study session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

### **6:30 P.M. – RECESS FOR DINNER**

### **7:00 P.M. – COUNCIL CHAMBERS**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL:** *Davis, Scandura, Stanton, Kokal, Shomaker, Dingwall, Ray*

### **AGENDA APPROVAL**

Anyone wishing to speak must fill out and submit a form to speak. No action can be taken by the Planning Commission on this date, unless the item is agendized. Any one wishing to speak on items not on tonight's agenda or on non-public hearing items may do so during ORAL COMMUNICATIONS. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)



**A. ORAL COMMUNICATIONS**

**B. PUBLIC HEARING ITEMS - PROCEDURE:** Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

- B-1. ENVIRONMENTAL IMPACT REPORT NO. 00-02 (POSEIDON SEAWATER DESALINATION PLANT):** Applicant: Poseidon Resources Corporation Request: To analyze the potential environmental impacts associated with the implementation of the proposed project. This EIR was certified by the Planning Commission on July 8, 2003 and then on July 22, 2003 the Planning Commission voted to reconsider this item. Location: 21730 Newland (east side, south of Edison Avenue) Project Planner: **Ricky Ramos, Associate Planner**

**STAFF RECOMMENDATION:** Motion to: "Certify EIR No. 00-02 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1581."

- B-2. CONDITIONAL USE PERMIT NO. 02-04/COASTAL DEVELOPMENT PERMIT NO. 02-05 (POSEIDON SEAWATER DESALINATION PLANT - CONTINUED FROM JULY 22, 2003 WITH PUBLIC HEARING CLOSED):** Applicant: Poseidon Resources Corporation Request: To construct a 50 million gallons per day seawater desalination plant including a 10,120 sq. ft. administration building, a 38,090 sq. ft. reverse osmosis building, a 36,305 sq. ft. product water storage tank, and miscellaneous accessory structures on an 11 acre lease area. The proposed improvements include up to four miles of water transmission lines in Huntington Beach, one mile of which will be within the Coastal Zone, to connect to an existing regional transmission system in Costa Mesa. The project also includes perimeter landscaping and fencing along Newland Street and Edison Avenue. Location: 21730 Newland (east side, south of Edison Avenue) Project Planner: **Ricky Ramos, Associate Planner**

**STAFF RECOMMENDATION:** Motion to: A) "Approve Conditional Use Permit No. 02-04 and Coastal Development Permit No. 02-05 with staff recommended findings and suggested conditions of approval"; B) "Approve CEQA Statement of Findings and Fact with a Statement of Overriding Considerations"; and C) "Approve the Mitigation Monitoring and Reporting Program."

- B-3. CONDITIONAL USE PERMIT NO. 03-08/TENTATIVE TRACT MAP NO. 16490/VARIANCE NO. 03-10 (BEL AIR RESIDENTIAL DEVELOPMENT):** Applicant: Bill Holman, PLC Land Company Request: **CUP:** To construct 104 residential units on a site with a grade differential of three feet or greater and retaining walls two feet high or greater (maximum 7 feet high). **TTM:** To subdivide 17.89 acres of land into 106 numbered lots and nine (9) lettered lots for residential development purposes. The subdivision also includes one 4.01-acre parcel to be dedicated for park purposes and one 1.36-acre remnant lot for ongoing soil remediation. **VAR:** To allow a 10-foot building separation in lieu of the minimum required 15-foot building separation. Location: 18800 Gothard Street (southeast corner of Gothard Street and Promenade Parkway) Project Planner: **Rami Talleh, Assistant Planner**

**STAFF RECOMMENDATION:** Motion to: "Approve Tentative Tract Map 16490, Conditional Use Permit No 03-08, and Variance No. 03-10 with findings and suggested conditions of approval."

- B-4. CONDITIONAL USE PERMIT NO. 03-21/LIMITED SIGN PERMIT NO. 03-02 (HUNTINGTON BEACH HOSPITAL ELECTRONIC READER BOARD SIGN):**  
Applicant: Mark Pelham Request: **CUP:** To construct a new 18 foot, 8 inch high, 68 square foot electronic reader board sign at Huntington Beach Hospital replacing the existing freestanding sign on Beach Boulevard. The fixed copy on the reader board sign includes, "Basic Emergency Services" in lieu of the business name only. **LSP:** To allow an existing non-confirming 12-foot high, 17.5 sq. ft. freestanding sign on Newman Avenue to remain for a maximum two year period and then be replaced by a conforming seven foot high, 50 sq. ft. freestanding sign. The future freestanding sign includes the copy, "Basic Emergency Services" in lieu of the business name only. Location: 17772 Beach Boulevard (east side of Beach, approximately 400 feet south of Newman Avenue) **Project Planner:** Jane James, Senior Planner

**STAFF RECOMMENDATION:** Motion to: "Approve Conditional Use Permit No. 03-21 and Limited Sign No. 03-02 with findings and suggested conditions of approval."

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED MAY 13, 2003 (CONTINUED FROM JULY 22, 2003)**

**RECOMMENDED ACTION:** Motion to: "Approve the May 13, 2003 Planning Commission Minutes as submitted."

**C-2. PLANNING COMMISSION MINUTES DATED JUNE 3, 2003**

**RECOMMENDED ACTION:** Motion to: "Approve the June 3, 2003 Planning Commission Minutes as submitted."

**C-3. PLANNING COMMISSION MINUTES DATED JUNE 10, 2003**

**RECOMMENDED ACTION:** Motion to: "Approve the June 10, 2003 Planning Commission Minutes as submitted."

**D. NON-PUBLIC HEARING ITEMS**

- D-1. FLOOD MANAGEMENT PLAN ANNUAL REVIEW AND UPDATE:** Applicant: City of Huntington Beach Planning Department Request: Annual review and update of the Flood Management Plan for 2002-2003 Location: Citywide **Project Planner:** Ricky Ramos, Associate Planner

**STAFF RECOMMENDATION:** Motion to: "Accept the annual review of the Flood Management Plan as adequate and complete and forward to the City Council for their review."

**E. PLANNING COMMISSION ITEMS**

**E-1. PLANNING COMMISSION COMMITTEE REPORTS**

**E-2. PLANNING COMMISSION COMMENTS**

**Commissioner Davis -**

**Commissioner Scandura** – Notification of an excused absence on August 26, 2003.

**Commissioner Stanton -**

**Commissioner Kokal -**

**Commissioner Shomaker -**

**Commissioner Dingwall -**

**Commissioner Ray –**

**E-3. DISCUSSION ITEMS FOR FUTURE MEETINGS** - None scheduled.

**F. PLANNING ITEMS**

**F-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

**F-2. CITY COUNCIL ITEMS FOR NEXT MEETING**

**F-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

**ADJOURNMENT:** Adjourn to the next regularly scheduled Planning Commission meeting of August 26, 2003.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of Seven Hundred Dollars (\$700.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Twenty Five Dollars (\$2,025.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.

Copies of staff reports and/or written materials on each agenda item are on file in the Planning Department, for inspection by the public. Copies of staff reports are also available at the Main City Library (7111 Talbert Avenue).

**VIDEO TAPE OF MEETINGS NOW AVAILABLE FOR PUBLIC  
CHECK OUT AT THE CENTRAL LIBRARY**